

## Deactivation - Transfer to Non-MERS Status

A **Transfer to Non-MERS Status** transaction is used to deactivate a MIN Record on the MERS® System when:

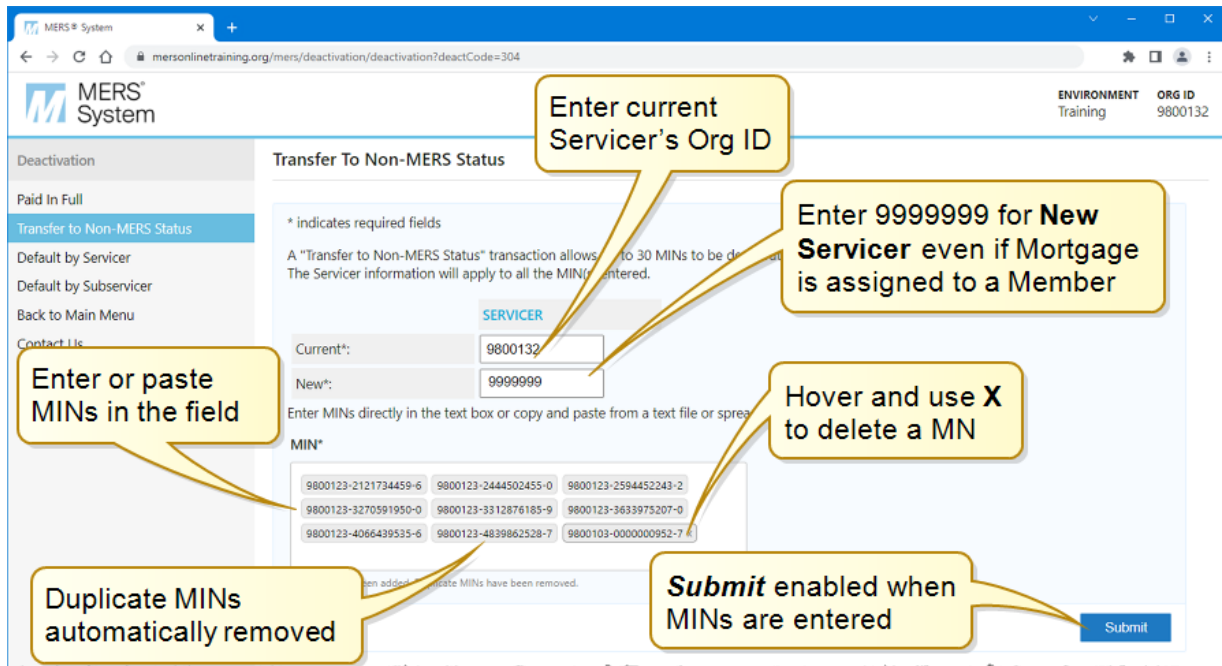
- An Assignment from MERS or UCC-3 is sent for Recordation for any reason other than the loan being in default (e.g., the servicing rights were sold to a non-Member),
- The Mortgage is a subordinate lien that was wiped out by the foreclosure of a prior lien, or
- The Mortgage is a subordinate lien and is extinguished by a lien stripping action in bankruptcy.

The MIN Record must be deactivated as Transfer to Non-MERS Status no later than seven (7) calendar days after the event or action in the Member's System of Record that represents the decision to execute the Assignment from MERS or UCC-3 or otherwise deactivate the MIN Record.

### Reports:

- *Transfer to Non-MERS Status Verification Report (DL):* Mandatory daily report that lists all MIN Records deactivated using the **Transfer to Non-MERS Status** transaction or reactivated from this status for the current reporting day.
- *Transfer to Non-MERS Status Reject Report (DQ):* Mandatory daily report that lists all unsuccessful Transfer to Non-MERS Status MIN Record deactivations or reversals submitted through the Flat-File Interface for the current reporting day, including warnings messages.
- *Deactivation Summary Report (DD):* Optional daily report that lists all MIN Records that were deactivated for the current reporting day by deactivation reason.

### MERS® System Guides:



The screenshot shows the MERS System interface for the "Transfer To Non-MERS Status" transaction. The interface includes a sidebar with navigation options like "Deactivation", "Paid In Full", and "Transfer to Non-MERS Status". The main content area has a "SERVICER" section with "Current\*" and "New\*" fields, and a "MIN\*" section with a grid of MIN numbers. A "Submit" button is at the bottom right. Several yellow callout boxes provide instructions: "Enter current Servicer's Org ID" points to the "Current\*" field; "Enter 9999999 for New Servicer even if Mortgage is assigned to a Member" points to the "New\*" field; "Enter or paste MINs in the field" points to the "MIN\*" grid; "Duplicate MINs automatically removed" points to a message below the grid; "Hover and use X to delete a MN" points to an 'X' icon in the grid; and "Submit enabled when MINs are entered" points to the "Submit" button.